

AN ORDINANCE AMENDING FRISCO'S COMPREHENSIVE ZONING ORDINANCE NO. 00-11-01 AND REPEALING CITY OF FRISCO ORDINANCE NO. 06-10-101, REZONING A TRACT OF LAND CONSISTING OF 159.1 ACRES, MORE OR LESS, SITUATED IN THE J.H. GOODE SURVEY, ABSTRACT NO. 342; THE JAMES BOLIN SURVEY, ABSTRACT NO. 31; AND THE W.B. WATKINS SURVEY, ABSTRACT NO. 1004; IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS HERETOFORE ZONED PLANNED DEVELOPMENT-188-O-2 (PD-188-O-2) AND IS HEREBY ZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-188-OFFICE-2 (PD-188-O-2); DESCRIBING THE TRACTS TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas (the "City Council") has investigated and determined that Comprehensive Zoning Ordinance No. 00-11-01 should be amended and City of Frisco Ordinance No. 06-10-101 should be repealed; and

WHEREAS, the City of Frisco, Texas ("Frisco") has received a request from Frisco Development, L.P. (the "Applicant"), to rezone 159.1 acres of land, more or less, situated in the J.H. Goode Survey, Abstract No. 342; the James Bolin Survey, Abstract No. 31; and the W.B. Watkins Survey, Abstract No. 1004; in the City of Frisco, Collin County, Texas, as described in Exhibit "A" (the "Property"); and

WHEREAS, the City Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has further investigated into and determined that it will be advantageous and beneficial to Frisco and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:**

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Comprehensive Zoning Ordinance No. 00-11-01. Comprehensive Zoning Ordinance No. 00-11-01 is amended as follows: The zoning designation of the Property, being described as containing 159.1 acres of land, more or less, situated in the J.H. Goode Survey, Abstract No. 342; the James Bolin Survey, Abstract No. 31; and the W.B. Watkins Survey, Abstract No. 1004 in the City of Frisco, Collin County, Texas, and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as:

Planned Development-188-Office-2 (PD-188-O-2).

The Property as a whole is more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes as if set forth verbatim. The general location of the Property is depicted on Exhibit "A-1", attached hereto.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; and 3) the zoning plans attached hereto as Exhibits "D-1" and "D-2;" Exhibits "B", "C", "D-1" and "D-2" are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules and regulations of Frisco, as they currently exist or may be amended.

Three original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the City Secretary and retained as the original records and shall not be changed in any manner.
- b. One (1) copy shall be filed with the building inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred feet (200') of the specific area to be amended.

**SECTION 3: Repeal of Ordinance No. 06-10-101.** Frisco Ordinance No. 06-10-101 is hereby repealed such repeal to be effective as of the effective date of this Ordinance. Such repeal shall not abate any pending prosecution for violation of the repealed Ordinance No. 06-10-101 nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of Ordinance No. 06-10-101.

**SECTION 4: No Vested Interest/Repeal.** No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein.

**SECTION 5: Unlawful Use of Premises.** It shall be unlawful for any person, firm, entity or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on said premises any building that is not in conformity with the permissible uses under this zoning Ordinance.

**SECTION 6: Penalty.** Any person, firm, corporation or entity violating this Ordinance or any provision of Frisco's Comprehensive Zoning Ordinance No. 00-11-01, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

**SECTION 7: Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof

irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 8: Savings/Repealing Clause.** Frisco's Comprehensive Zoning Ordinance No. 00-11-01 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 9: Effective Date.** This Ordinance shall become effective from and after its adoption and publication as required by law and the Charter of Frisco.


**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS** on this \_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
MAHER MASO, Mayor

**ATTESTED TO AND  
CORRECTLY RECORDED BY:**

\_\_\_\_\_  
RON PATTERSON  
Interim City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.  
CLAIRE E. SWANN  
City Attorneys

DATES OF PUBLICATION: \_\_\_\_\_, Frisco Enterprise

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**124.8 ACRE SOCCER & ENTERTAINMENT CENTER TRACT**

BEING a tract of land situated in the J. H. Goode Survey, Abstract No. 342, the James Bolin Survey, Abstract No. 31 and the W. B. Watkins Survey, Abstract No. 1004, in the City of Frisco, Collin County, Texas, and being all of a called 10.5017-acre tract of land conveyed to Dallas Soccer, L.P., as evidenced in a deed recorded in Volume 5392, Page 6042, all of a called 8.6770-acre tract of land conveyed to said Dallas Soccer, L.P., as evidenced in a deed recorded in Volume 5392, Page 6058, all of a called 28.2185-acre tract of land conveyed to said Dallas Soccer, L.P., as evidenced in a deed recorded in volume 5394, Page 7380, all of a called 2.00-acre tract conveyed to Charles Albert Elliott, et al, as evidenced in a deed recorded in Volume 3099, Page 014, a portion of a called 92.769-acre tract of land conveyed to Connell Development Company, as evidenced in a deed recorded in Volume 4434, Page 0622, a portion of a called 3.078-acre tract of land conveyed to Herold Elliott, as evidenced in a deed recorded in Volume 634, Page 639, a portion of a called 6.06-acre tract of land conveyed to Kathryn Elliott, as evidenced in a deed recorded in Volume 3099, Page 048, a portion of a called 6.06-acre tract of land conveyed to James R. Elliott, as evidenced in a deed recorded in Volume 3099, Page 041, all of a called 3.027-acre tract of land conveyed to Michael Elliott, as evidenced in a deed recorded in County Clerk's file No. 95-0044575, 95-0044576 and 95-0044577, a portion of a called 89.896-acre tract of land conveyed to Sangani Properties, Ltd., as evidenced in a deed recorded in Volume 4344, Page 2610 and a portion of a called 10.351-acre tract of land conveyed to Sangani Properties, Ltd., as evidenced in a deed recorded in Volume 4701, Page 0857 all of the Land Records of Collin County, Texas (L.R.C.C.T.), all of Custom Stone Addition, an Addition to the City of Frisco, Texas, according to the Map or Plat thereof recorded in Volume K, Page 165 and a portion of Goodman Addition, an Addition to the City of Frisco, Texas, according to the Map or Plat thereof recorded in Volume L, Page 927, both of the Plat Records of Collin County, Texas (P.R.C.C.T.), a portion of a called 123.744 acre tract of land conveyed to Jasper Fisher, as evidenced by deed recorded in Volume 644, Page 012, and being more particularly described by metes and bounds as follows (bearings based on the City of Frisco control monumentation as adjusted to surface values and rotated to monument number 1 back site azimuth):

"BEGINNING at a point for corner, said point being in the north line of said Jasper Fisher tract at it's intersection with the current west right-of-way line of Frisco Street;

THENCE in a southerly direction, along the west right-of-way line of said Frisco Street (F. M. 2934), the following:

South 01°12'33" East, a distance of 464.33 feet to a wood right-of-way monument found for corner;

South 04°59'50" West, a distance of 100.30 feet to a point for corner;

South 00°43'33" East, a distance of 300.20 feet to a 5/8-inch capped iron rod found for a corner;

South 06°26'11" East, a distance of 100.50 feet to a 5/8-inch capped iron rod found for a corner (Frisco Street being a 100-foot wide right-of-way at this point);

South 00°43'33" East, a distance of 1805.17 feet to a 5/8-inch iron rod set for the point of curvature of a non-tangent curve to the left;

THENCE in a southeasterly direction, departing the current west right-of-way line of said Frisco Street (F. M. 2934), along the proposed west right-of-way line of the realignment of Frisco Street and along the arc of said curve to the left, through a central angle of 30°06'14", having a radius of 1188.00 feet, a chord bearing of South 25°39'14" East, a chord distance of 617.04 feet and an arc length of 624.19 feet to a 5/8-inch iron rod found for the point of tangency of said curve;

THENCE South 40°42'21" East, continuing along the proposed west right-of-way line of said Frisco Street, a distance of 112.29 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right;

THENCE in a southeasterly direction, continuing along the proposed west right-of-way line of said Frisco Street and along the arc of said curve to the right, through a central angle of 37°33'30", having a radius of 1087.00 feet, a chord bearing of South 21°55'36" East, a chord distance of 699.86 feet and an arc length of 712.55 feet to a concrete monument found for the end of said curve;

THENCE South 81°25'02" West, a distance of 491.00 feet to a corner;

THENCE South 00°42'37" East, a distance of 229.15 feet to a corner;

THENCE South 22°38'41" East, a distance of 112.45 feet to a corner on the north right-of-way line of Main Street (FM 720, variable width R.O.W.);

THENCE South 84°12'22" West, along the north right-of-way line of said Main Street (F. M. 720), a distance of 811.78 feet to a 5/8-inch iron rod set for a corner;

THENCE North 08°34'58" West, departing the north right-of-way line of Main Street (F. M. 720), a distance of 442.39 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the left;

THENCE in a northwesterly direction, along the arc of said curve to the left, through a central angle of 90°00'00", having a radius of 19.50 feet, a chord bearing of North 53°34'58" West, a chord distance of 27.58 feet and an arc length of 30.63 feet to a 5/8-inch iron rod found for the point of tangency of said curve;

THENCE South  $81^{\circ}25'02''$  West, a distance of 323.43 feet to a 5/8-inch iron rod found for a corner;

THENCE South  $44^{\circ}41'00''$  West, a distance of 16.44 feet to a 5/8-inch iron rod found for the point of curvature of a non-tangent curve to the right;

THENCE in a southerly direction, along the arc of said curve to the right, through a central angle of  $08^{\circ}44'55''$ , having a radius of 752.50 feet, a chord bearing of South  $14^{\circ}24'25''$  East, a chord distance of 114.79 feet and an arc length of 114.90 feet to a 5/8-inch iron rod found for the point of compound curvature of a curve to the right;

THENCE in a southerly direction, along the arc of said curve to the right, through a central angle of  $06^{\circ}00'42''$ , having a radius of 310.00 feet, a chord bearing of South  $03^{\circ}23'55''$  East, a chord distance of 32.51 feet and an arc length of 32.53 feet to a 5/8-inch iron rod set for the point of tangency of said curve;

THENCE South  $00^{\circ}23'34''$  East, a distance of 54.70 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

THENCE in a southerly direction, along the arc of said curve to the left, through a central angle of  $05^{\circ}32'28''$ , having a radius of 290.00 feet, a chord bearing of South  $03^{\circ}09'48''$  East, a chord distance of 28.04 feet and an arc length of 28.05 feet to a 5/8-inch iron rod set for the point of tangency of said curve;

THENCE South  $05^{\circ}56'02''$  East, a distance of 149.00 feet to a 5/8-inch iron rod set for a corner;

THENCE South  $50^{\circ}53'29''$  East, a distance of 28.26 feet to a 5/8-inch iron rod set for a corner;

THENCE North  $84^{\circ}09'06''$  East, a distance of 119.08 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the right;

THENCE in an easterly direction, along the arc of said curve to the right, through a central angle of  $04^{\circ}11'39''$ , having a radius of 310.00 feet, a chord bearing of North  $86^{\circ}14'55''$  East, a chord distance of 22.69 feet and an arc length of 22.69 feet to a 5/8-inch iron rod set for the point of tangency of said curve;

THENCE North  $88^{\circ}20'45''$  East, a distance of 121.34 feet to a 5/8-inch iron rod found for a corner;

THENCE North  $84^{\circ}12'22''$  East, a distance of 92.65 feet to a 5/8-inch iron rod found for a corner;

THENCE South  $08^{\circ}34'58''$  East, a distance of 28.03 feet to a 5/8-inch iron rod set for a corner on the north right-of-way line of aforesaid Main Street (F. M. 720);

THENCE in a westerly direction, along the north right-of-way line of said Main Street (F. M. 720), the following:

South  $84^{\circ}12'22''$  West, a distance of 219.17 feet to a 5/8-inch iron rod set for a corner;

North  $01^{\circ}37'49''$  West, a distance of 20.05 feet to 5/8-inch iron rod found for a corner;

South  $84^{\circ}12'22''$  West, a distance of 192.62 feet to a 5/8-inch iron rod set for a corner on the centerline of proposed World Cup Drive;

THENCE in a northerly direction, departing the north right-of-way line of said Main Street and along the centerline of proposed World Cup Drive, the following:

North  $05^{\circ}56'02''$  West, a distance of 245.75 feet to the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of  $13^{\circ}26'05''$ , having a radius of 700.00 feet, a chord bearing of North  $12^{\circ}33'58''$  West, a chord distance of 163.76 feet and an arc length of 164.14 feet to the point of tangency of said curve;

North  $19^{\circ}16'59''$  West, a distance of 100.22 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of  $18^{\circ}24'08''$ , having a radius of 700.00 feet, a chord bearing of North  $10^{\circ}04'54''$  West, a chord distance of 223.86 feet and an arc length of 224.83 feet to the point of tangency of said curve;

North  $00^{\circ}52'50''$  West, a distance of 1891.03 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of  $15^{\circ}31'50''$ , having a radius of 700.00 feet, a chord bearing of North  $06^{\circ}53'04''$  East, a chord distance of 189.16 feet and an arc length of 189.74 feet to the point of tangency of said curve;

North  $14^{\circ}38'59''$  East, a distance of 126.96 feet to the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of  $15^{\circ}21'19''$ , having a radius of 700.00 feet, a chord bearing of North  $06^{\circ}58'19''$  East, a chord distance of 187.04 feet and an arc length of 187.60 feet to the point of tangency of said curve;

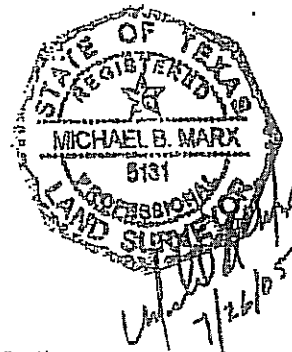
North  $00^{\circ}42'21''$  West, a distance of 704.70 feet to a corner on the north line of aforesaid 89.896-acre Sangani Properties, Ltd., tract;

THENCE North  $89^{\circ}16'39''$  East, a distance of 191.92 feet to a wood right-of-way monument found for corner;

THENCE North  $00^{\circ}57'13''$  West, a distance of 741.13 feet to a  $5/8''$  iron rod found for corner;

THENCE North  $89^{\circ}04'38''$  East, a distance of 930.67 feet to the POINT OF BEGINNING and containing 5,437,806 square feet or 124.835 acres of land, more or less.

This Document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**34.3 ACRE TOLLWAY TRACT**

Being a 34.31 acre tract of land situated in the James Bolin Survey, Abstract No.31, Collin County, Texas and being, and being more particularly described as follows:

COMMENCING at a found 5/8 inch iron rod with KHA cap in the east line of Dallas North Tollway for the southwest corner of that certain parcel conveyed to Paula Jan Bolin, Nancy Johnette Penland, and Joe Mark Elliot, by the deed recorded in Volume 5398, Page 5468, Deed Records, Collin County, Texas;

THENCE South 88°32'29" West, to the approximate center line of Dallas North Tollway, a distance of 57.42 feet, THE POINT OF BEGINNING;

THENCE North 00°03'15" West, along the approximate center line of the Dallas North Tollway, a distance of 1364.86 feet to a point;

THENCE North 89°03'53" East, departing the approximate center line of the Dallas North Tollway, a distance of 620.15 feet to a point, on the approximate center line of World Cup Way, for the beginning of a non-tangent curve to the left having a radius of 700.00 feet and a central angle of 5°37'33", and a long chord which bears South 01°55'55" West, 68.70 feet;

THENCE along said curve to the left an arc distance of 68.73 feet, along the approximate center line of World Cup Way to a point;

THENCE South 00°52'50" East a distance of 1891.03 feet, along the approximate center line of World Cup Way, to a point for the beginning of a tangent curve to the left having a radius of 700.00 feet, a central angle of 18°24'10", and a long chord which bears South 10°04'54" East, 223.87 feet;

THENCE along said curve to the left an arc distance of 224.83 feet, along the approximate center line of World Cup Way, to a point;

THENCE South 19°16'59" East, a distance of 100.22 feet, along the approximate center line of World Cup Way, to a point for the beginning of a tangent curve to the right having a radius of 700.00 feet, a central angle of 9°11'35", and a long chord which bears South 14°41'13" East, 112.20 feet;

THENCE along said curve to the right an arc distance of 112.32 feet, along the approximate center line of World Cup Way, to a point;

THENCE South 84°03'57" West, departing the approximate center line of World Cup Way, a distance of 256.80 feet to a point;

THENCE South 69°48'39" West, a distance of 23.65 feet to a point;

THENCE North  $13^{\circ}29'16''$  West, a distance of 40.98 feet to a point;

THENCE North  $19^{\circ}16'59''$  West, a distance of 100.22 feet to a point for the beginning of a tangent curve to the right having a radius of 1029.54 feet, a central angle of  $1^{\circ}02'42''$ , and a long chord which bears North  $18^{\circ}45'38''$  West, 18.78 feet;

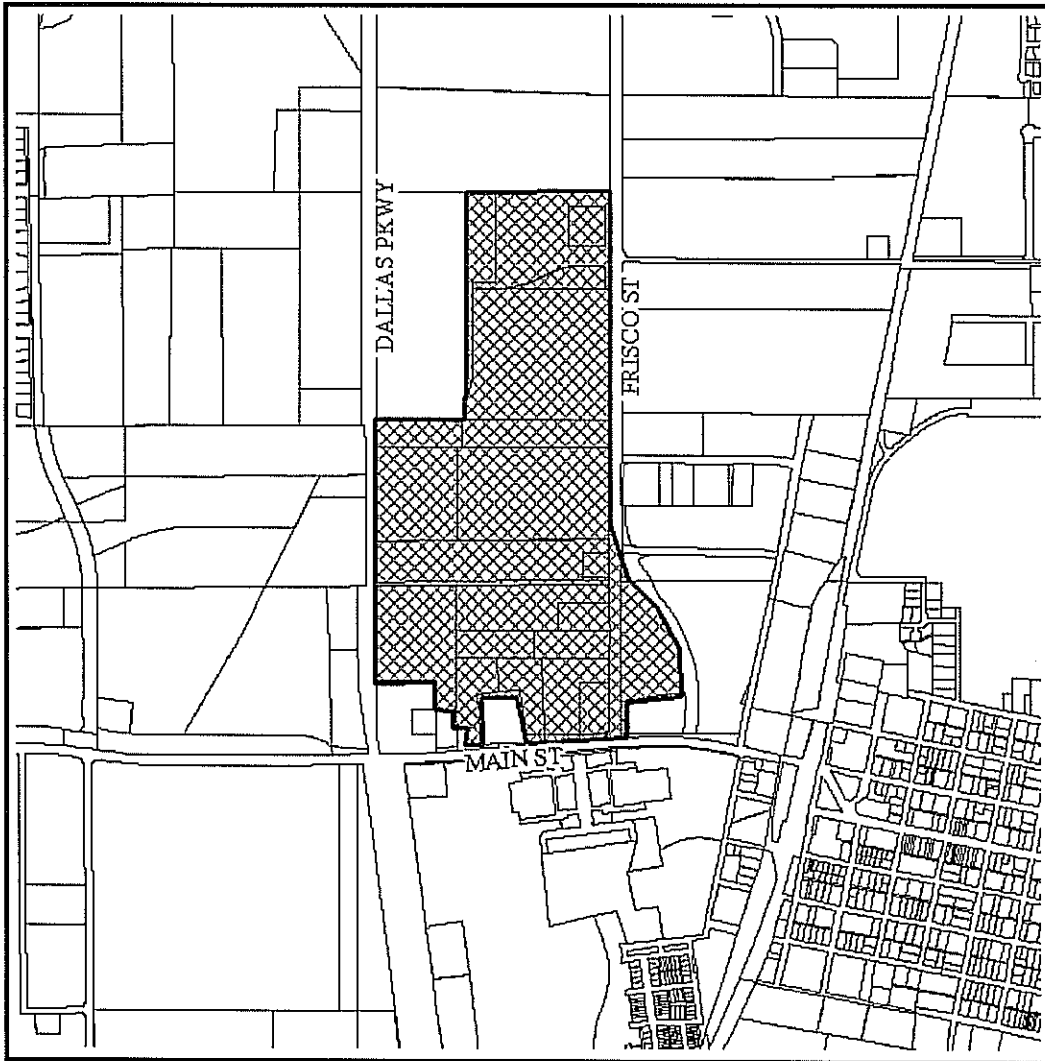
THENCE along said curve to the right, an arc distance of 18.78 feet to a point;

THENCE South  $83^{\circ}22'20''$  West, a distance of 369.20 feet to a point on the approximate center line of the Dallas North Tollway;

THENCE North  $00^{\circ}03'15''$  West, along the approximate center line of the Dallas North Tollway, a distance of 938.56 feet to a point for the POINT OF BEGINNING and CONTAINING 1,494,399 square feet, 34.31 acres of land, more or less.

**EXHIBIT "A-1"**  
**LOCATOR MAP**

## **Frisco Soccer & Entertainment Complex**



**Exhibit "B"**  
**Statement of Intent and Purpose**

The Frisco Soccer & Entertainment Complex is a 159.1 ± acre planned development located in the City of Frisco, generally bounded by the Dallas North Tollway to the West, Information Avenue to the North, Frisco Street to the East, and Main Street to the South. Frisco Soccer & Entertainment Complex represents a partnership between the City of Frisco, Collin County, the Frisco Independent School District (FISD), and Hunt Sports Group to develop a soccer and entertainment center with an emphasis on Major League Soccer (MLS), youth soccer leagues, and tournament play. Frisco Soccer & Entertainment Complex shall utilize carefully planned shared parking (surface and garages) for these various components, located in an effort to create a pedestrian environment with sidewalks, hike & bike trails, and a "Walk of Fame" themed esplanade.

**Exhibit "C"**  
**Planned Development Standards**  
**124.8 Acres – Frisco Soccer & Entertainment Complex**  
**(East of World Cup Way)**

**I. Purpose of Frisco Soccer and Entertainment Complex Planned Development – Mixed Use District**

Frisco Soccer and Entertainment Complex is intended to become a model for MLS venues with an emphasis on youth soccer leagues and tournament play. Located immediately adjacent to the Dallas North Tollway, Frisco Street, and Main Street and within one block of Frisco Square, east of access

**II. Application of Development Standards**

Unless expressly identified and referenced within this Ordinance, the provisions of the Frisco Zoning Ordinance 00-11-01, as it exists or may be amended, shall apply, unless approved by the Director of Planning & Development Services.

**III. General Development Regulations**

**A. Uses**

**The following uses are permitted:**

- a. Administrative, Medical, or Professional Office
- b. Antenna and/or Antenna Support Structure; (No freestanding antenna towers. Antennas must be incorporated into the existing structure).
- c. Athletic Stadium or Field, Private.
- d. Athletic Stadium or Field, Public.
- e. Bank, Savings & Loan, or Credit Union.
- f. Commercial Amusement, Indoor.
- g. Convenience Store without Gas Pumps.
- h. Functions operated by Fisd.
- i. Governmental Office.
- j. Grounds Crew Maintenance Facility.
- k. Gymnastics/Dance Studio
- l. Health/Fitness Center
- m. Hotel.
- n. Massage Therapy, Licensed.
- o. Medical Rehabilitation Center.
- p. Municipal Uses operated by the City of Frisco
- q. Outdoor Concert and Entertainment Venues
- r. Parking Lot or structure, public/private.
- s. Park or playground.

- t. Print Shop, Minor.
- u. Private Club (Requires Specific Use Permit Approval).
- v. Public/Private Recreation Center.
- w. Research and Development Center.
- x. Restaurant or Cafeteria.
- y. Retail Stores and Shops.
- z. School, Private or Parochial.
- aa. School, Public.
- bb. Sports Turf Research and Development Center.

Some outdoor uses are specifically encouraged to support the urban pedestrian environment (such as outdoor dining, newsstands, etc.). However, these must be in conjunction with the building and must maintain a minimum six (6) foot wide sidewalk clearance.

**The following uses are prohibited:**

Any use not specifically permitted in Section III.A.1, above, plus:

- Outdoor automatic food, drink, and other personal product vending machines (excluding automated teller machines and pay phones).
- Outdoor Storage.
- Storage of boats, RVs, and trailers (excluding utility trailers with bed dimensions not exceeding four (4) feet wide by six (6) feet long, stored in an enclosed garage).
- Uses with drive-throughs.

**B. Building Heights**

Building height for the main stadium shall be unlimited subject to building and fire code requirements. Building along Main Street shall be limited to four-stories, or 50-feet in height.

**C. Building Materials**

**Exterior finish building materials shall consist of:**

- a. Masonry, which is defined as cast stone, glass fiber reinforced concrete, glass fiber reinforced gypsum, split face concrete masonry units, natural stone, and brick;
- b. Stucco, including synthetic stucco (Exterior Insulation Finishing System – EIFS). EIFS may not be used at locations less than nine (9) feet above grade;
- c. Glazed ceramic and porcelain tile;
- d. Cementitious siding and trim components (containing no asbestos or formaldehyde) may be used on the soccer

- stadium and its accessory buildings only, subject to approval by the Building Official; and/or
- e. Painted steel and aluminum, cast iron, bronze, brass, copper (including tmemec coated), limited to a maximum of ten percent (10%) of the building façade.
  - f. Roofing materials (visible from streets and Public Squares): copper (including terne coated), factory finished painted metal, slate, synthetic slate, terra cotta and cement tile, glass fiber shingles and/or composition shingles.
  - g. Materials other than those listed above may be used for architectural trim and accent applications including, but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch and balcony railings, as approved by the Building Official.
  - h. The masonry requirements as outlined in the Original Town Commercial (OTC) Standards shall be applied for buildings within 350-feet of Main Street, excluding the soccer stadium.

Materials other than those listed above or intended for applications not indicated above may be used subject to approval by the Building Official or his/her designee.

**The following materials and installations are Prohibited:**

- a. Roll-up metal security doors in front storefront;
- b. Metal security gates (excluding decorative metal gates or fences);
- c. Exterior applied metal security bars;
- d. Chain-link fencing; and
- e. Wood fencing.

Decomposed granite can be used for secondary walkways within the soccer and entertainment center, landscaped areas, and as a pathway to and from the athletic fields. The decomposed granite shall be maintained by on-site grounds personnel. The concourse within the athletic stadium, primary walkways to the seating bowl, and surrounding concourses will be concrete.

**D. Building Lines**

Front, side, and rear building lines shall be a minimum of twenty-five (25) feet from any public right-of-way.

## **E. Parking**

### **Surface parking**

Surface parking spaces are permitted along the side of an alley (alleys require a minimum width of twelve (12) feet, excluding parking, to enable trash truck access), private drive, or vehicular block break, provided that such spaces shall not be located closer than fifteen (15) feet to the back edge of the street sidewalk, and any parking spaces configured other than as parallel spaces screened from the street by either:

- A portion of the adjacent building extending at least twenty (20) feet deep along the alley, private drive, or vehicular block break; or
- Screen wall or other freestanding wall whose materials and design are compatible with the adjacent façade that is aligned with the street façade and extends parallel to the street for the full depth of the parking space.

All head-in parking spaces facing a public right-of-way shall provide headlight screen consisting of a continuous hedge or berm of not less than thirty-six (36) inches in height.

### **Required parking for the following uses determined as follows:**

<b><u>Use</u></b>	<b><u>1 Space per:</u></b>
Athletic Stadium	every four (4) seats

The main stadium and athletic fields are permitted to share parking with the nearby FISD facilities and Frisco Square.

The permanent on-site parking provided with the soccer and entertainment complex is approximately 2,500 spaces. The applicant shall submit a contingency parking plan for a sold-out event at the main stadium prior to the stadium opening for approval by the Director of Planning & Development Services or his/her designee and the City's Traffic Engineer.

## **F. Loading Requirements**

### **The dimension of required loading spaces as follows:**

- Ten (10) feet by twenty-five (25) feet regular sized space
- Ten (10) feet by fifty (50) feet large sized space

Loading spaces located within the interiors of blocks or, along the edge of any alley, vehicular block break, or private drive, provided they are oriented parallel to the curb and do not block vehicular or fire truck access, except at the main stadium.

Loading spaces may be placed end-to-end so that two (2) regular sized spaces may be located within a ten (10) foot by fifty (50) foot rectangle. Such space may be considered a large space for the schedule below.

The calculation of the minimum number of off-street loading spaces in conformance with the following schedules and rules regarding shared spaces:

**Number of spaces:**

**Office Uses or portion of building devoted to office uses:**

Square Footage	# of Spaces
0 – 49,999 sf	0 spaces
50,000 – 149,999 sf	1 regular space
150,000 – 249,999 sf	2 regular spaces
250,000 sf and up	3 regular spaces

**Retail Uses with the following tenant size:**

Square Footage	# of Spaces
0 - 9,999 sf	0 spaces
10,000 – 49,999 sf	1 regular space
50,000 – 99,999 sf	1 regular space and 1 large space
100,000 sf and up	2 large spaces

**Restaurant Uses with the following Tenant size:**

Square Footage	# of Spaces
0 - 9,999 sf	0 spaces
10,000 sf and up	1 regular space

\*The loading requirement for multiple tenants that are each ten thousand (10,000) square feet or larger may be combined within a single building and treated as a single tenant.

**G. Site Plan Requirements**

Site Plans shall include the elements listed in Article IV, Section 1 of the Comprehensive Zoning Ordinance in full effect at the time of the site plan approval is requested.

## **H. Landscape Requirements**

1. Perimeter Landscape requirements – There shall be a minimum twenty-five (25) foot landscape buffer adjacent to all property lines and adjacent to all streets.
2. Parking area landscaping – Parking island requirements may be redistributed into other areas on-site. The number of trees relocated from the parking areas shall be reallocated on-site, planted along the perimeter landscaping or along the “walk of fame” esplanade or interior sidewalks and pathways.

## **I. Streetscape Plantings**

Street trees shall be planted in tree wells or within planting areas as indicated on street sections. Street trees a minimum of three and one-half inches (3 ½") caliper, container grown, and planted based upon a maximum spacing of thirty (30) feet on center. Spacing can be adjusted as necessary to accommodate block length as well as requirements including but not limited to curb cuts, cross walks, vaults, etc. Street trees selected from the City of Frisco approved list of street tree species as contained in the Comprehensive Zoning Ordinance 00-11-01 as it exists or may be amended in the future, or as otherwise approved by the Director of Planning and Development Services.

## **J. Streetscape Furnishings and Fixtures**

1. The sidewalks located around the perimeter of the soccer and entertainment center are as indicated on the site plan and landscape plan as follows:
  - i. Six (6) foot sidewalks along Parker Street;
  - ii. Ten (10) foot sidewalks along Frisco Street; and
  - iii. Twelve (12) foot sidewalks along Main Street.
2. Decomposed Granite may be used on non-required pathways as indicated in the landscape design for the esplanade.

## **K. Public Plazas/Pavilions**

Landscape design of public plaza and pavilions shall include section and configuration of plantings, hardscape areas, and accessory elements, including but not limited to lighting, seating, accessory structures (e.g. water elements, commemorative and interpretive installations) as is appropriate, and requires City Council approval.

## **L. Landscape Treatments within Setbacks**

Plantings to be located within setbacks shall include, but not be limited to: shrubs, vines, ground covers, grasses, and flowers. Hardscape materials may include, but not be limited to: stone, brick pavers, concrete, and decomposed granite. Final landscape design for setback areas prepared as part of the building design for a given lot.

## **M. Outdoor Lighting**

Luminaries on posts less than or equal to sixteen (16) feet may emit light down and horizontally and light no more than three (3) to seven (7) foot candles at a distance of fifty (50) feet away from the source. All lighting shall comply with the full cut-off ordinance.

Luminaries on posts greater than sixteen (16) feet tall must be shielded from spreading light at any point sixty (60) feet away from the source. No luminaries from a commercial use shall cast direct light into residential areas, except for those exceptions delineated in the signage package for exposed neon, cold-cathode lighting, and other luminous signage. No luminaries on posts greater than thirty (30) feet high, except for sports lighting at the soccer stadium.

Lighting plans are subject to review and approval by the City Engineer and the Building Official of the City of Frisco. (City Engineer for Street lighting, Building Official for all other outdoor lighting).

## **N. Signage**

Unless consistent with Ordinance No. 04-07-62 (Sign Code) as it exists or may be amended, sign approval will be considered as follows:

- a. The City Council may consider and approve alternative signage. The signage must conform to the variance criteria contained within Ordinance No. 04-07-62 as it exists or may be amended.
- b. The square footage and quantity of sports venue signage within the confines of the main stadium shall be unlimited.

**Exhibit "C"**  
**Development Standards**  
**34.3 Acres – Tollway Frontage Property**  
**(West of World Cup Way)**

**I. General Development Regulations**

- A. Tollway Overlay District** - The Tollway Overlay District standards shall apply to all of Tract I located along Dallas Parkway.
- B. Original Town Commercial** – The Downtown Architectural Design Standards for the Original Town Commercial shall apply to the entire property (Tracts 1 and 2).
- C. Building Materials and Architectural Features** - All structures shall be constructed using clay-fired brick as the primary building material. Materials such as terra cotta, natural stones, clay fired units, or other approved masonry materials are encouraged for architectural details and accents whenever appropriate. A stronger use of details and materials is suggested at entries and the ground floor along Main Street.

**II. Development Regulations for TRACT 1**

Tract 1 consists of Parcels 3 through 10 as shown on Exhibit D.

**A. Permitted Uses**

All land and building uses that are permitted in the O-2 and Retail zoning districts, as outlined in the Comprehensive Zoning Ordinance 00-11-01 as it exists or as amended.

**The following uses are permitted only in the tract noted:**

**Tract 1: A restaurant with gas pumps subject to the following requirements:**

- No more than two fuel pumps.
- A porte-cochere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
- Limit of one restaurant with gas pumps.
- Funds must be escrowed for removal of gas pumps and tanks in the event that the restaurant closes.
- In the event that the restaurant closes, gas pumps can not be used with out City Council approval.

## **B. Parking**

Slip roads are required along the Dallas Parkway and shall be designed as follows:

- a. The first row of parking shall be located 8' from the property line. The minimum depth of each parking space within the first row of parking is twenty (20) feet. The width of the adjacent driveway or fire lane shall be twenty-four (24) feet. A second row of parking spaces shall be twenty (20) feet deep. Adjacent to the second row of parking shall be fifteen (15) feet of landscape that includes an eight (8) feet wide walk. The second row of parking is optional, but the trees required for this area shall be planted regardless of the existence or non-existence of parking.
- b. Within each row of parking, a landscape island with dimension equal to the adjacent parking spaces shall be constructed after every fifth parking space. A minimum 3" caliper large tree shall be planted in each landscape island.

## **III. Development Regulations for TRACT 2**

Tract 2 consists of Parcel 2 as shown on Exhibit D.

### **A. Permitted Uses**

All land and building uses that are permitted in the O-2 and Retail zoning districts, as outlined in the Comprehensive Zoning Ordinance 00-11-01 as it exists or as amended.

### **B. Parking**

**A Parking Structure is permitted in Tract 2 provided that:**

- The portion of the structure fronting onto a street must contain non-parking related uses permissible in the District in which the garage is located.
- All the portion of the entire exterior façade fronting onto the street, plus 3 stories on all facades, shall receive an architectural treatment that incorporates materials, fenestration and details that are consistent and compatible with the other mixed use building facades along the street and within the PD district.
- The parking structure shall have a maximum height of sixty (60) feet or 4 stories along the street. Any portion of the structure beyond 4 stories must be set back a minimum of one hundred (100) feet.

- Facilities in the PD built prior to the date of Ordinance adoption for this zoning case are exempt from the requirement listed above.

**C. Setbacks**

Front yard setbacks are not required along World Cup Way. Build-to lines shall be applied at the edge of a minimum fifteen (15) foot wide sidewalk. An additional one hundred (100) foot front yard setback is required for that portion of a structure above sixty (60) feet in height (excluding rooflines, architectural enhancements, towers, cupolas, or similar features and parking garages constructed behind main buildings).

**D. Sidewalks**

A fifteen (15) foot wide sidewalk with a minimum ten (10) foot sidewalk clearance shall be provided along World Cup Way between the building face and access drive or street.



JA

MATCHLINE

DALLAS NORTH TOLLWAY

M. B. F. & P. M. CO. SURVEY  
ABSTRACT NO. 818

ENTERPRISE DRIVE

LOT 1, BLOCK A

FRISCO STREET

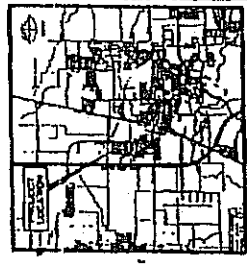
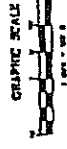
LOT 1, BLOCK F

EXHIBIT A: for 7A  
FRISCO SOCCER  
& ENTERTAINMENT CENTER  
LOTS 1, 2 & 3, BLOCK A  
LOT 1 & 2, BLOCK B  
BLOCK E  
LOT 1, BLOCK F

W. B. WATKINS SURVEY  
ABSTRACT NO. 1004

MAIN STREET

(P. M. 720)



UNBUILT  
BUILT  
EXISTING  
PROPOSED

Shaded to be  
as per Survey Abstract No. 242  
and other Survey Abstract No. 378  
and other Survey Abstract No. 1004

City of Frisco  
Cable Survey Team  
124,833 square  
feet

Surveyed by  
W. B. Watkins  
Surveyed on  
July 1, 1988

July 1, 1988

4A

INFORMATION AVENUE  
(CR 712)

LOT 2, BLOCK B

LOT 1, BLOCK B

LOT 1, BLOCK A

TECHNOLOGY DRIVE

FRISCO SOCCER  
& ENTERTAINMENT CENTER  
LOTS 1, 2 & 3, BLOCK A  
LOT 1 & 2, BLOCK B  
BLOCK E  
LOT 1, BLOCK F

MATCHLINE

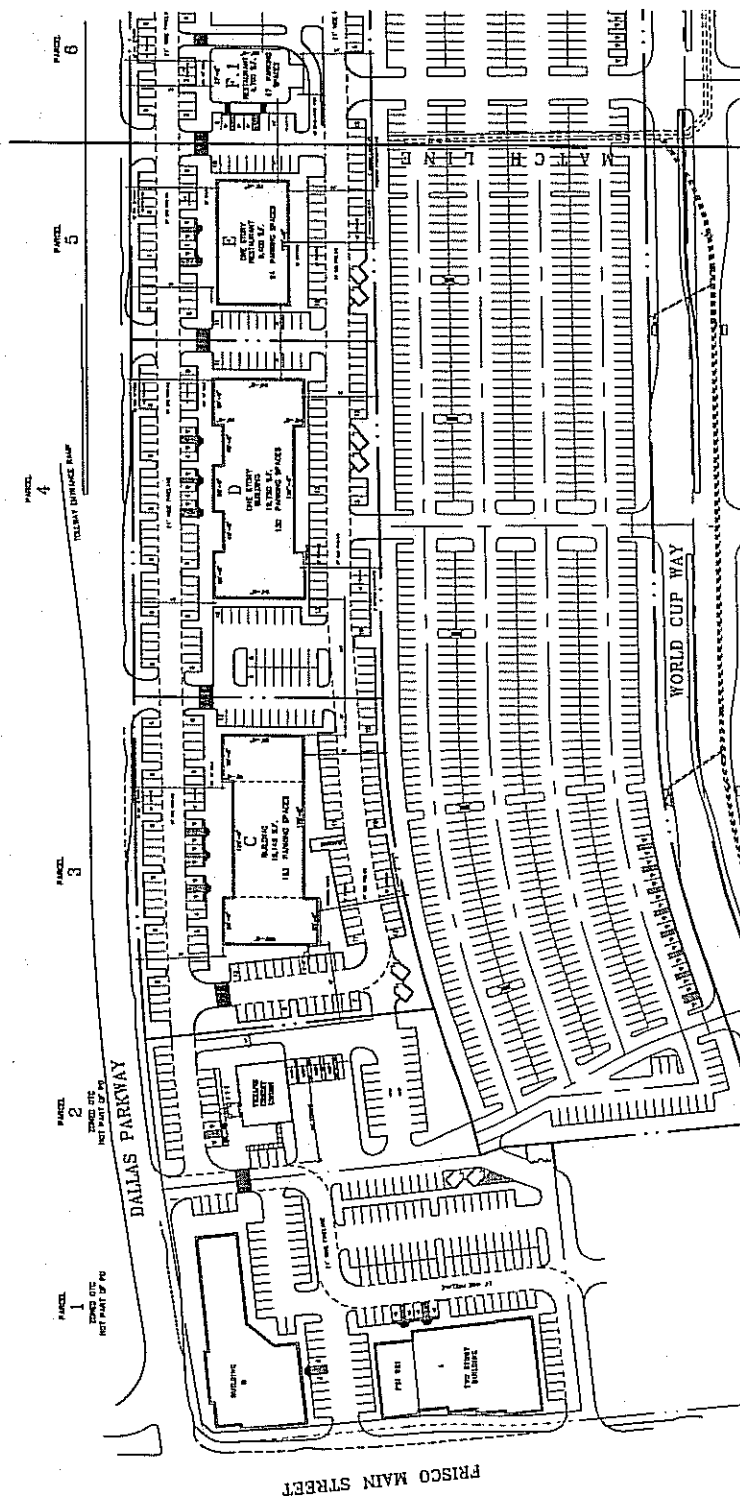
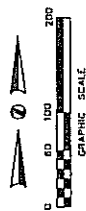
EXHIBIT A: for 22

1. H. COORE SURVEY  
ABSTRACT NO. 342  
124,633 ACRES

City of Frisco  
County of Tarrant  
State of Texas

PAGE 1 OF 2



[illegible]

NOTE:  
AND FEMA DESIGNATED FLOODPLAIN OCCURS ON  
SUBJECT PROPERTY.

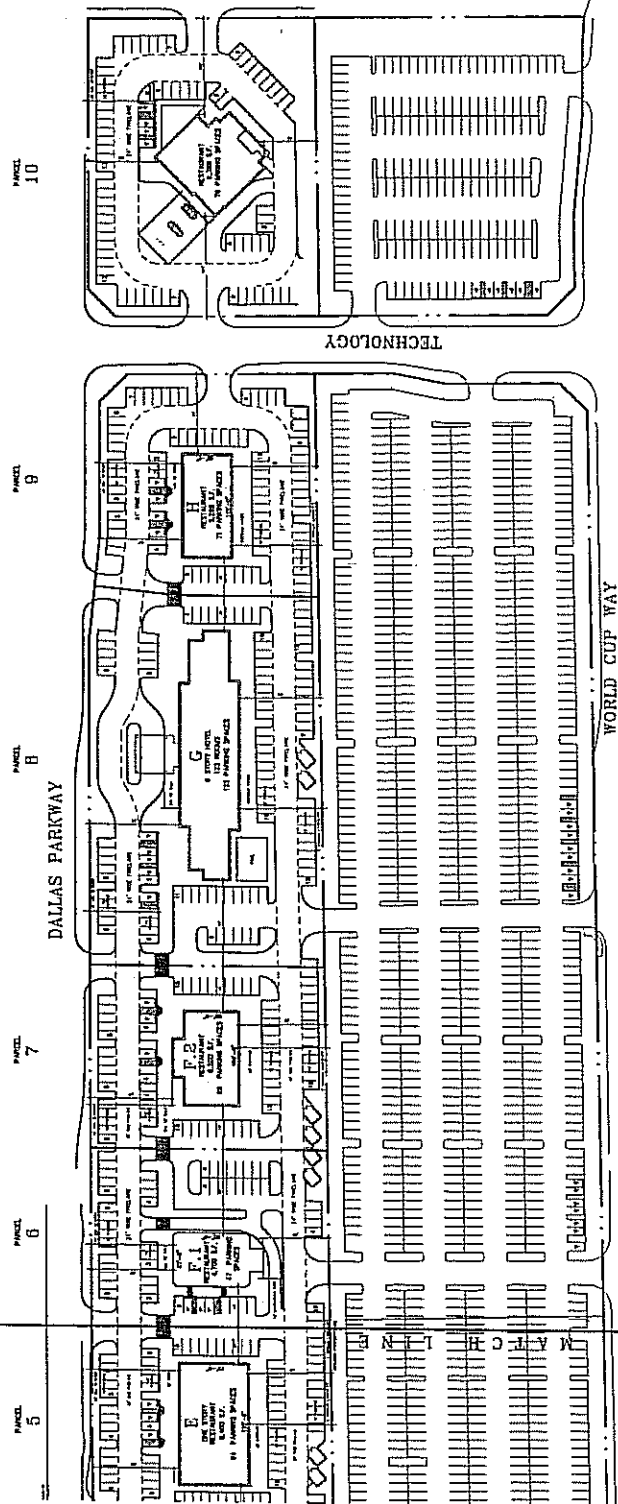
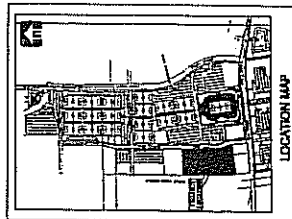
**TOLLWAY - MAIN ST.  
COMMERCIAL ADDITION**  
Block C, Lots 1 & 2  
Block D, Lots 1, 2, 3A, 3B, 4 & 5  
situated in the  
JAMES BOLD SURVEY ~ ABST. 31  
FRISCO, COLLIN COUNTY, TEXAS

**Price Development, LP.**  
601 Elm Street, Suite 402B  
Dallas, Texas 75201  
Telephone 214-898-2208

**Price Development, Inc.**  
111 West Lake Street  
Dallas, Texas 75013  
Telephone 672-338-1713

APR 15, 1988

**EXHIBIT D-1**



**Site Data Summary Table**

Parcel Number	1	2	3	4	5	6	7	8	9	10	TOTAL
Parcel Area (Acres)	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	11.20
Building Area (Sq. Ft.)	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	112,000
Parking Spaces	112	112	112	112	112	112	112	112	112	112	1,120
Other Notes	[Additional site data and notes would follow in this section]										

**EXHIBIT "D"**  
**TOLLWAY - MAIN ST. COMMERCIAL ADDITION**  
 Block C, Lots 1 & 2  
 Block D, Lots 1, 2, 3A, 3B, 4 & 5  
 SITUATED IN THE  
**JAMES BROWN SURVEY - ABST. 31**  
**FRISCO, COLLIN COUNTY, TEXAS**  
 Surveyed by  
 JAMES BROWN SURVEYING, L.P.  
 1807 Dallas Street, Suite 100  
 Frisco, Texas 75034  
 Telephone 214-988-2100  
 FAX 214-988-2101  
 July 12, 2000